

**TOWN OF AMENIA
PLANNING BOARD MEETING
THURSDAY, DECEMBER 7, 2006**

PRESENT: Chairman George Fenn
Jay Dedrick
Tony Robustelli
Bill Flood
Eliot Soroka
Michael Hayes, Attorney

ABSENT: James Walsh
Gina Mignola

**PUBLIC HEARING:
MAZZA/WOOL/CARLSON – LOT LINE ADJUSTMENT – NYS ROUTE 22**

Chairman George Fenn opened the Public Hearing.

There were no comments from the public on this lot line adjustment.

MOTION TO CLOSE THE PUBLIC HEARING was made by Jay Dedrick, seconded by Eliot Soroka

VOTE TAKEN –

Chairman George Fenn	yes
Jay Dedrick	yes
Tony Robustelli	abstain
Eliot Soroka	yes
Bill Flood	abstain

Since there is not a quorum, we will continue the Lot Line Adjustment at the January 4, 2007 meeting.

RIVA, PETER & SANDY, JOBE, G. - LOT LINE ADJUSTMENT – CLARK HILL ROAD, WASSAIC, NY

There were no comments from the public on this lot line adjustment.

MOTION TO CLOSE THE PUBLIC HEARING was made by Jay Dedrick, seconded by Eliot Soroka

VOTE TAKEN – ALL IN FAVOR

REGULAR MEETING –

MOTION TO DECLARE THE PLANNING BOARD AS LEAD AGENCY FOR AN UNCOORDINATED REVIEW OF THE RIVA/JOBE LOT LINE CHANGE was made by Tony Robustelli, seconded by Eliot Soroka.

VOTE TAKEN – ALL IN FAVOR

MOTION TO MAKE A NEGATIVE DECLARATION WITH RESPECT TO THE ENVIRONMENTAL IMPACTS was made by Tony Robustelli, seconded by Eliot Soroka

VOTE TAKEN – ALL IN FAVOR

MOTION TO APPROVE THE RIVA/JOBE LOT LINE CHANGE AND AUTHORIZE THE CHAIRMAN TO SIGN THE MYLAR was made by Tony Robustelli, seconded by Eliot Soroka

VOTE TAKEN – ALL IN FAVOR

BROKEN HORSESHOE – 7 LOT SUBDIVISION – BENSON HILL ROAD, WASSAIC, NY

Harry Bly representing the applicant, Mr. Flood discussed with the Board the landscape plan that John Ryan had submitted. The applicant agreed to the plan. Michael Hayes mentioned the fact that the HOA documents are needed from their attorney for review as well as the payment of the recreation fees of \$2500 per lot.

MOTION TO GRANT CONDITIONAL FINAL APPROVAL FOR BROKEN HORSESHOE CONTINGENT ON THE PAYMENT OF THE RECREATION FEES AND THE HOA DOCUMENTS BEING REVIEWED AND APPROVED BY THE PLANNING BOARD ATTORNEY was made by Eliot Soroka, seconded by Tony Robustelli

VOTE TAKEN – ALL IN FAVOR

KEAN STUD, LLC – SUBDIVISION – DEPOT ROAD, AMENIA, NY

The application fee was discussed. An Escrow Account will be set up for \$10,000. Ms. Nelson will circulate all related materials and will send the certified slips, a list of those interested agencies and a copy of the material for the file to Lana Anguin-Cohen.

MOTION TO DECLARE INTENT FOR THE PLANNING BOARD TO BECOME LEAD AGENCY IN CONNECTION WITH THE ENVIRONMENTAL REVIEW OF THE PROPOSED DEPOT HILL FARMS was made by Bill Flood, seconded by Tony Robustelli

VOTE TAKEN – ALL IN FAVOR

Ms. Nelson would like to bring a draft scope to the January 4, 2007 meeting.

OTHER MATTERS:

MOTION TO SET A PUBLIC HEARING JANUARY 4, 2007 FOR JUDY MARSHALL, LOT LINE CHANGE was made by Tony Robustelli, seconded by Eliot Soroka

VOTE TAKEN – ALL IN FAVOR

MOTION TO APPROVE THE 2007 PLANNING BOARD SCHEDULE was made by Tony Robustelli, seconded by Jay Dedrick

VOTE TAKEN – ALL IN FAVOR

MOTION TO APPROVE THE MINUTES FOR THE MEETINGS OF 10/05/06; 10/19/06; 10/26/06 AND 11/02/06 was made by Bill Flood, seconded by Jay Dedrick

VOTE TAKEN – ALL IN FAVOR

SILO RIDGE –

Chairman Fenn spoke with Michael Hayes and feels that the Planning Board should revisit the TND situation. This was then discussed with Mr. Hayes.

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on December 7, 2006 and are not to be construed as the final official minutes until so approved.

____X____ Approved as read

_____ Approved with: deletions, corrections, and additions.